

TIMELINE – SEQUENCE OF FACTS ON UGC REDEVELOPMENT

Updated August 3, 2020

Aug. 9, 2016 - Metro announces community meetings on future reuse of Urban Government Center (UGC) site; first meetings occur Aug. 22, 23 and 27 of 2016.

Oct. 13, 2016 - Metro announces more community meetings on future reuse of UGC site; meetings held on Oct. 18, 22 and 24 of 2016.

January 2017 - UGC Solicitation of Interest released (prior to execution of Paristown Preservation Trust Development (PPT) Agreement).

Feb. 27, 2017 - PPT Development Agreement and Parking Lease, with option for termination upon securing similar parking accommodations, signed:
https://louisvilleky.gov/sites/default/files/louisville_forward/ppt_developmentagmt.pdf

March 2017 - Responses to UGC Solicitation of Interest received. All five (5) proposals, including PPT response, show residential development on the 814 Vine St. lot.

April 12, 2017 to May 12, 2017 - UGC Public Comment period

April 17, 2017 - UGC Public meeting at Main Library

May 30, 2017 - UGC Evaluation panel convenes and meets nine (9) times through October 2017.

July 10, 2017 - Follow-up questions sent to UGC respondents with responses received by July 28, 2017.

Sept. 22 & 25, 2017 - Interviews held with UGC respondents.

Dec. 20, 2017 - Marian Group announced publicly as developer for entire site, including 814 Vine St. lot.

July 2, 2018 - Development Agreement signed with Marian Group and announced publicly.

July 2018 - Marian Group filed for rezoning and approval of the development plan showing residential development on Vine Street lot. First public hearing held on July 25, 2018. Activity on the rezoning:

- **Oct. 25, 2018** - LD&T Committee meeting. Plan and zoning recommended.
- **Nov. 15, 2018** - Planning Commission public hearing. Development plan approved; zoning recommended to Metro Council for approval.
- **Nov. 29, 2018** - Rezoning introduced at Metro Council.

- **Dec. 4, 2018** - Rezoning passed by Planning & Zoning Committee of Metro Council with no dissenting votes
- **Dec. 13, 2018** - Rezoning passed by full Metro Council with no dissenting votes.

Summer 2018 - Metro begins negotiations for potential similar parking accommodations; Metro communicates regularly with PPT, represented by Steve Smith, and Kentucky Center for the Arts (KCA), represented by Kim Baker and Amber Holleran, about progress towards securing new parking and details thereof, with these communications throughout second half of 2018 and into early 2019.

January 2019 - Letters of Intent for similar parking accommodations signed with JCPS, Norton/Ventas, and Kindred/Ventas, with expectation that the letters will be replaced by leases.

Feb. 21, 2019 - Surplus Resolution for Vine Street lot filed at Metro Council assigned to Labor & Economic Development Committee.

Feb. 25, 2019 - Notice of Termination of PPT Lease sent. Copies of Letters of Intent also provided.

Feb. 25, 2019 to April 2019 - Various meetings between the parties, both separately and all together (some with counsel for the various parties present, others with parties only – no attorneys), to resolve PPT and KCA concerns with respect to the parking accommodations and Marian Group's concerns re: the Vine Street lot.

April 1, 2019 - First Amendment to Marian Group's Development Agreement signed, effective March 29, 2019, extending contingency period through May 31, 2019.

April 16, 2019 - Formal Mediation held with representatives from Marian, PPT, KCA and Metro; Metro represented by County Attorney's Office.

April 19, 2019 - KCA legal representative sends letter saying that it will file a complaint on behalf of it and PPT if Metro does not withdraw its notice of termination by close of business on April 22, 2019.

April 24, 2019 - Parties reach agreement in principle, to be followed up by a settlement agreement and release. Settlement contingent upon passage of surplus resolution.

April 24, 2019 to early July 2019 - Settlement and release drafted; Second Amendment to Marian Group's Development Agreement drafted. Documents finalized early July.

Early May 2019 - JCPS approves similar parking lease, subject to final sign-off by State, which was granted on June 26, 2019.

June 14, 2019 - Similar parking lease with Kindred executed; similar parking lease with Norton in process.

July 9, 2019 - Settlement agreements and Second Amendment to Marian Group's Development Agreement regarding larger site signed. Settlement agreement with PPT / KCA regarding 814 Vine St. signed.

July 18, 2019 - Planning Commission meeting to initiate rezoning request. Resolution was approved with no dissenting votes.

July 24-29, 2019 - Meetings with members of Labor and Economic Development Committee re: surplus resolutions and settlement

July 22, 2019 - 810 Barrett Ave. Zoning Change pre-application filed. 19-ZONEPA-0030.

July 30, 2019 - Labor and Economic Development Committee hearing on surplus resolution, resolution tabled until August 13th.

Aug. 13, 2019 - Labor & Economic Development Committee hearing on surplus resolution, motion as amended was approved with no dissenting votes.

Aug. 22, 2019 - Surplus resolution for 814 Vine St. passed by full Metro Council with no dissenting votes.

Aug. 27, 2019 - Public Meeting for Zoning Change, 810 Barret Ave. 19-ZONE-0046

Sept. 24, 2019 - 814 Vine St. ownership transferred to PPT IX, LLC, and deed recorded with county clerk.

Sept. 24, 2019 - Letter sent by Develop Louisville to PPT outlining terms for interim parking lot use.

Sept. 25, 2019 - Funds sent to Marian Group resolving 814 Vine St. dispute.

Oct. 17, 2019 - Public Planning Commission Hearing for Zoning Change. C-2 zoning change is approved and recommended for approval by Metro Council with no dissenting votes.

Nov. 7, 2019 - Zoning change introduced as New Business at Metro Council and assigned to the Planning and Zoning Committee.

Nov. 12, 2019 - Planning and Zoning Committee hearing on zoning change to C-2. Ordinance was tabled.

Dec. 3, 2019 - Planning and Zoning Committee hearing on zoning change to C-2. Councilwoman Sexton-Smith made a motion to amend the ordinance with conditions of approval. That amendment

carried. The ordinance was then recommended for approval by Metro Council with no dissenting votes.

Dec. 5, 2019 - Louisville Forward sends the Marian Group a letter to memorialize the upcoming expiration of the development agreement contingency period (Dec. 31, 2019) and review of the terms of that agreement.

Dec. 12, 2019 - Metro Council held the zoning change ordinance. No discussion or votes took place.

Dec. 13, 2019 - Marian Group sends a letter to Louisville Forward requesting a 180-day extension of the contingency period.

Dec. 24, 2019 - Marian Group sends a letter to Louisville Forward as notice of their intent to terminate the development agreement.

Jan. 9, 2020 - Zoning change is brought before the full Metro Council. Councilman Coan presented an amendment by substitution for an ordinance overturning the recommendation of the Planning Commission. That amendment by substitution was approved with 13 votes and 10 dissenting votes. The new ordinance overturning the recommendation of the Planning Commission was then approved with no dissenting votes, leaving the existing R-6 / OR-2 Zoning in place.

Jan. 28, 2020 - Community Meeting held on next steps.

June 4, 2020 - Louisville Metro issued its second Solicitation of Interest for development proposals for the Urban Government Center.

July 8, 2020 – Responses to the Solicitation of Interest were due. Louisville Metro received two responses, one from Underhill Associates and another from Paristown Preservation Trust.

July 13 – August 31, 2020 – Louisville Metro collected public input and comments regarding the two proposed development proposals.

August 20, 2020 – A virtual meeting was held with Underhill Associates to present its proposed development plan and answer resident questions.

August 21, 2020 – A virtual meeting was held with Paristown Preservation Trust to present its proposed development plan and answer resident questions.

August 22, 2020 – An in-person, socially distanced open house was held at the Urban Government Center for residents to talk to the teams with Underhill Associates and Paristown Preservation Trust.

October 21, 2020 – The evaluation committee held discussions with Underhill Associates to seek further clarification on their proposal.

October 22, 2020 – The evaluation committee held discussions with Paristown Preservation Trust to seek further clarification on their proposal.

November 2, 2020 – Underhill Associate submitted written responses to follow-up questions from the evaluation committee. Paristown Preservation Trust did not reply to follow-up questions sent from the committee.

November 16, 2020 – Louisville Metro announced it would enter negotiations towards a development agreement with Louisville-based Underhill Associates, noting concerns about a multimillion budget gap in the company's proposal.

December 2020 – March 2021 – Louisville Forward staff met with Underhill Associates team to discuss the development, including the funding gap, purchase of the Louisville Metro Housing Authority Building, economic impact and incentives, and relocating MetroSafe equipment from the 768 Barrett Ave. building.

April 6, 2021 – Louisville Forward offered to use TIF to help fill the gap. The estimated value of the TIF over 20 years with an 80/20 cost share is \$3.8 million. These figures were arrived at after discussing potential incentives with Commonwealth Economics. In response to Underhill Associates' request to use a direct budget appropriation or American Rescue Plan Act (ARPA) funds to fill the remaining gap, Louisville Forward staff indicated that a budget appropriation would not be included in the FY22 Recommended Budget nor would the project be a good fit for ARPA.

May 17, 2021 – Louisville Forward sent a letter to Underhill Associates requesting a new pro forma that does not include a direct budget subsidy from the city by June 14, 2021.

June 14, 2021 – Underhill Associates replied to Louisville Forward's May 17 letter indicating that the company still wishes to continue negotiations with Louisville Metro, but the company did not provide an updated pro forma or indicate how it would fill the nearly \$13.7 million budget gap without a direct subsidy.

July 12, 2021 – Jeff O'Brien met with Jeff Underhill to discuss next steps. Jeff Underhill requested that Metro look into assistance for environmental cleanup and the purchase of 768 Barrett Ave, as well as the possibility of adding density.

July 22, 2021 – Jeff O'Brien followed up Jeff Underhill and indicated that adding density would be a possibility and that Metro could extend the TIF to 25 years, which is estimated to yield \$5.1

million. Jeff O'Brien noted that no direct funding will be provided for purchase of 768 Barrett or environmental cleanup.

All information on Urban Government Center redevelopment process available here:

<https://louisvilleky.gov/government/advanced-planning/urban-government-center>